

174.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

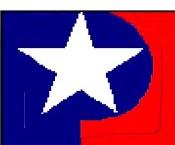
791,000 / 791,000

USE VALUE:

791,000 / 791,000

ASSESSED:

791,000 / 791,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
38		WOODBURY ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: XIONG XIAOLU	
Owner 2: ZHOU QIAO	
Owner 3:	

Street 1: 38 WOODBURY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: WOODBURY AND NEWMAN LLC -

Owner 2: -

Street 1: 19 BELLFLOWER ST

Twn/City: LEXINGTON

St/Prov: MA Cntry

Postal: 02421

**NARRATIVE DESCRIPTION**

This parcel contains .091 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1950, having primarily Cprmr. Clap Exterior and 2585 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3972		Sq. Ft.	Site		0	70.	1.36	6									377,411						377,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							3972.000		413,600				377,400		791,000							

**EXTERIOR INFORMATION**

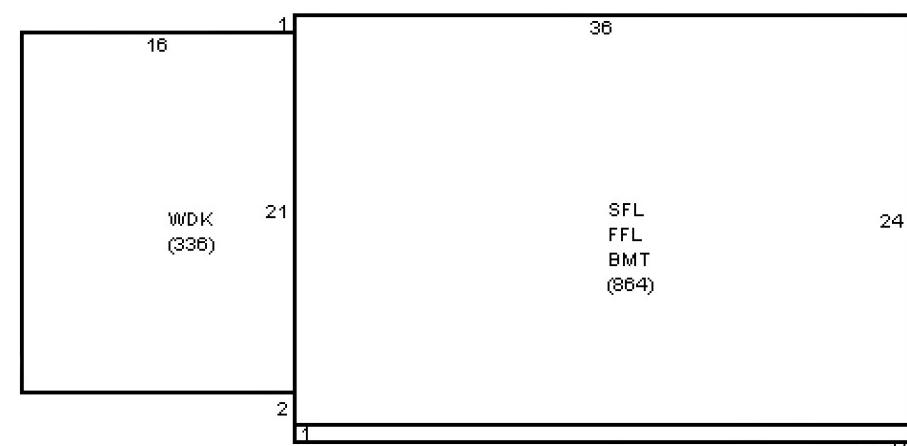
Type:	12 - Multi-Conver	
Sty Ht:	2 - 2 Story	
(Liv) Units:	2	Total: 2
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	20 - Cpm. Clap	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

OF = XTRA SHOWER IN BATH.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1950
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	AV - Average	31%
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:

31%

%

**CALC SUMMARY**

Basic \$ / SQ:	170.00
Size Adj.:	1.24523807
Const Adj.:	0.97990203
Adj \$ / SQ:	207.436
Other Features:	129500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	599388
Depreciation:	185810
Depreciated Total:	413578

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:		Ind.Val	
Juris. Factor:			Before Depr:	207.44
Special Features:	0		Val/Su Net:	139.54
Final Total:	413600 <th></th> <th>Val/Su SzAd:</th> <td>234.47</td>		Val/Su SzAd:	234.47

**MOBILE HOME**

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Serial #: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**PARCEL ID** 174-0-0003-0007.0

More: N

Total Yard Items:

Total Special Features:

Total:

**IMAGE****AssessPro Patriot Properties, Inc**